

# **\$1,329,000 - 45 Park St, Montclair Twp.**

MLS® #3875514

## **\$1,329,000**

Bedroom, Bathroom, 5,000 sqft  
Commercial on 0 Acres

Downtown Montclair, Montclair Twp., NJ

Situated just off the vibrant Bloomfield Ave in the trendy heart of downtown Montclair, you'll find this modern, ready-to-occupy mixed-use office building w/ multi-zone AC. Nestled on a lively stretch of lower Park St, it enjoys proximity to dining establishments, the "Y" gym + pool, & a nursery school. This recently updated building boasts 8-9 office spaces. The 1st fl ft. a spacious conference room adjacent to reception area. All rooms have new flooring, ceilings, + updated lighting fixtures. The 2nd level offers flexibility in usage, including a generous landing area that could serve as additional reception space. A newly installed central kitchenette serves as a gathering point for occupants, & there are 3 half-baths conveniently situated on the business levels. A substantial Lower Level offers ample room for storage + inventory, w/separate entrance leading to a parking for 6 cars. For added versatility + income potential, a dedicated staircase leads up to a stylish 3rd fl apt. The apt features updated kit, washer/dryer, bath, + the possibility of a 2nd bdr in open living space. W/its vibrant surroundings & excellent location, this property caters to the needs of dynamic startups, established professionals, back offices, + co-working arrangements. Steps away from the NYC bus stop + 0.6 miles from the Midtown Direct train. W/3,500 square feet of space across 4 levels, this property presents a wealth of opportunities.

Built in 1930



Essential Information

MLS® #	3875514
Price	\$1,329,000
Square Footage	5,000
Acres	0.13
Year Built	1930
Type	Commercial
Status	Active

Community Information

Address	45 Park St
Subdivision	Downtown Montclair
City	Montclair Twp.
County	Essex
State	NJ
Zip Code	07042-3439

Amenities

Utilities	Gas-Natural
Parking Spaces	4
Parking	2 Car Width, Blacktop, Driveway-Exclusive, See Remarks

Interior

Heating	Gas-Natural
Has Basement	Yes
Basement	Finished, Full, Storage, Walkout
# of Stories	3

Exterior

Exterior	Vinyl Siding
Lot Description	Level Lot
Roof	Asphalt Shingle

Additional Information

Date Listed	November 21st, 2023
Days on Market	181
Zoning	Mixed

Listing Details

# COMPASS NEW JERSEY LLC

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